

144.0

0001

0009.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

882,500 / 882,500

USE VALUE:

882,500 / 882,500

ASSESSED:

882,500 / 882,500



## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
141		NEWPORT ST, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1:	MAGOUN STEVEN/LAUREN
Owner 2:	
Owner 3:	

Street 1: 141 NEWPORT ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: ROPER JOSEPH A JR-ETAL -

Owner 2: ROPER CAROLYN V -

Street 1: 141 NEWPORT ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains 4,509 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Asbestos Exterior and 2289 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4509		Sq. Ft.	Site		0	80.	1.23	9									444,216						444,200	

Total AC/Ha: 0.10351

Total SF/SM: 4509

Parcel LUC: 101 One Family

Prime NB Desc: Brackett

Total: 444,216

Spl Credit

Total: 444,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

 Total Card / Total Parcel  
 882,500 / 882,500  
 882,500 / 882,500  
 882,500 / 882,500

User Acct	93598
GIS Ref	
GIS Ref	
Insp Date	
06/05/15	

USER DEFINED	
Prior Id # 1:	93598
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/11/20	01:23:17
LAST REV	
Date	Time
07/23/19	11:38:57
danam	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID 144.0-0001-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	434,600	4000	4,509.	444,200	882,800	882,800	Year End Roll	12/18/2019
2019	101	FV	337,700	4000	4,509.	416,500	758,200	758,200	Year End Roll	1/3/2019
2018	101	FV	337,700	4000	4,509.	344,300	686,000	686,000	Year End Roll	12/20/2017
2017	101	FV	337,700	4000	4,509.	316,500	658,200	658,200	Year End Roll	1/3/2017
2016	101	FV	337,700	4000	4,509.	288,700	630,400	630,400	Year End	1/4/2016
2015	101	FV	293,200	4000	4,509.	283,200	580,400	580,400	Year End Roll	12/11/2014
2014	101	FV	293,200	4000	4,509.	263,200	560,400	560,400	Year End Roll	12/16/2013
2013	101	FV	293,200	4000	4,509.	250,400	547,600	547,600		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROPER JOSEPH A	47653-363		8/19/2006	Change>Sale	555,000	No	No		
	10739-41		1/19/1965			No	No	N	

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/1/2019	291	Siding	17,000	C				
7/15/2014	816	Redo Bas	30,500		7/15/2014			Redo basement
3/29/2012	304	Redo Bat	10,320					
3/8/2007	135	Redo Kit	55,000			G9	GR FY09	
7/20/2006	607	Re-Roof	8,451					
4/1/1993	85	Manual	4,000					SIDING

Date	Result	By	Name
6/5/2015	Meas/Inspect	PC	PHIL C
11/6/2008	Meas/Inspect	355	PATRIOT
11/28/2006	MLS	HC	Helen Chinal
11/15/1999	Meas/Inspect	153	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

